

117 Cream Street (House)  
Charlottesville  
Virginia

HABS No. VA-1007

HABS  
VA,  
2-CHAR,  
16-

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

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VA,  
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16-

HISTORIC AMERICAN BUILDINGS SURVEY

HOUSE, 117 CREAM STREET

HABS No. VA-1007

Addendum to  
117 Cream Street  
Charlottesville  
Virginia

Location: 117 Cream Street, W side of Cream Street between Main and Elsom Streets, Charlottesville, Virginia

Latitude: 38 2'3" N

Longitude: 78 40.5' W

Present Owner: Helen B. Barr

Present State: Abandoned (Demolished 1975)

Statement of Significance: The importance of this building is based upon its architectural merit as a distinctive raised cottage displaying some evidence of Jeffersonian stylistic influence. The building is the only example of its type in Charlottesville and Central Virginia.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Earliest definite owner of this tract of land and subsequent owners. The following is an incomplete chain of title to the land on which the structure stands. References are the Office of the Recorder of Deeds, Albemarle County, for 1824-1880 and Office of the Recorder of Deeds, City of Charlottesville, for 1898-1971. The site is shown on Tax Map Sheet 32 as Parcel 145.

1824 Deed dated and recorded 24 July 1824 in Deed Book  
24 page 326.  
John and Mary Kelly  
to  
John D. Paxton  
"a certain tract of land . . . lying on the north  
side of the road leading from the University of  
Virginia to Charlottesville."  
33 $\frac{1}{2}$  acres for \$3,035.00

1825 Deed dated and recorded 25 October 1825 in Deed  
Book 25 page 335.  
John D. Paxton  
to  
Daniel F. Carr  
+7 acres for \$800.00

1853 Deed dated and recorded February 1853 in Deed Book  
51 page 353.  
Executor of Daniel F. Carr  
to  
Peter B. Wade  
\$562.50

1869 Deed dated and recorded 31 July 1869 in Deed Book  
64 page 303.  
Peter B. Wade  
to  
Drury Wood and James Hobban  
In trust for debts.  
1 and 9/10 acres

1875 Deed dated and recorded 2 August 1875 in Deed Book  
74 page 396.  
Drury Wood  
to  
John L. Cochran and Francis A. Manoni  
Said parcel contains residence of Peter B. Wade.  
\$3,450.00

1880 Deed dated and recorded 16 February 1880 in Deed  
Book 75 page 518.  
John L. Cochran  
to  
Robert F. Mason and wife Margaret K.

- 1898 Deed dated and recorded 31 January 1898 in Deed Book 8 page 392.  
Robert F. Mason and wife Margaret K.  
to  
Robert D. Ballantine  
Known as "The Wade Property," being a part of the same tract of land conveyed by John L. Cochran to Robert F. Mason on 16 February 1880.  
\$500.00
- 1904 Deed dated and recorded 13 October 1904 in Deed Book 15 page 374.  
Robert D. Ballantine  
to  
C. Downing Smith  
\$1,400.00
- 1907 Deed dated and recorded 13 May 1907 in Deed Book 18 page 355.  
Heirs of C. Downing Smith (who died intestate 1 April 1906): his mother Lucy C. Smith, two sisters Mrs. Margaret Cabell Gwathmey and Mrs. Elizabeth S. McCormick, two brothers Edward C. Smith and W.L. Smith  
to  
W. M. Lile and wife Maud C.  
\$1,500.00
- Deed dated and recorded 4 June 1907 in Deed Book 18 page 367.  
W. M. Lile and wife Maud C.  
to  
R. W. Holsinger  
The land which Lile had purchased from the Smiths had been divided into Parcels A, B- the lot concerned in this study- and C. By this deed Holsinger acquires Parcel A and one half interest in Parcel B. Holsinger will keep the buildings on said property insured in some solvent company for at least \$640.00 .  
\$750.00
- 1916 Deed dated and recorded 30 June 1916 in Deed Book 29 page 355.  
W. M. Lile and wife Maud C.  
to  
R. W. Holsinger

Remaining one half interest in Parcel B; paid by  
deed of trust to Albert S. Bolling, Trustee.  
\$1,200.00

1930 Deed dated and recorded 7 May 1930 in Deed Book  
69 page 180.

R. W. Holsinger  
to

H. W. Walsh and Lyttleton Waddell, Trustees  
To secure \$1,500.00

1935 Deed dated and recorded 29 May 1935 in Deed Book  
86 page 12.

Ethel May Holsinger  
to

C. Venable Minor, Special Commissioner  
To sell the equity in the real estate. By decree  
of the Corporation Court of the City of Charlottesville,  
Virginia entered in the Chancery Cause of  
National Bank and Trust Company vs. Ethel May  
Holsinger and others.

Deed dated and recorded 15 June 1935 in Deed Book  
86 page 13.

C. Venable Minor  
to

National Bank and Trust Company  
\$500.00

1936 Deed dated and recorded 15 May 1936 in Deed Book  
89 page 194.

National Bank and Trust Company  
to

W. Dan Haden and wife Sally Pugh  
\$10.00 and other valuable considerations.

1939 Deed dated and recorded 7 January 1939 in Deed Book  
97 page 144.

W. Dan Haden and wife Sally Pugh  
to

E. E. Moore and wife L. F.  
Lot Number 5 on a plat of Hugh F. Sims, S.A.C. dated  
December 1935, in Deed Book 89 page 172.  
\$300.00

- 1939 Deed dated and recorded 1 December 1939 in Deed Book 101 page 13.  
E. E. Moore and wife L.F.  
to  
R. J. Gough and wife Laura C.  
R. J. Gough and wife Laura C. own 1/3 undivided interest and L. E. Gough (unmarried) owns 2/3 undivided interest.  
\$10.00 and other valuable considerations and \$300.00 bond.
- 1942 Deed dated and recorded 5 December 1942 in Deed Book 112 page 332.  
R. J. Gough, his wife Laura C. Gough, and L. E. Gough  
to  
R. Watson Sadler, Trustee  
This conveyance made in trust to secure the prompt payment of the principle and interest of the sum of \$900.00 borrowed money.
- 1943 Deed dated and recorded 26 February 1943 in Deed Book 113 page 77.  
B. L. Gough et als (after death of R. J. Gough)  
to  
L. E. Gough  
For \$500.00 L. E. Gough receives right, title, and interest, and assumes the \$900.00 debt. Laura C. Gough (widow of R. J. Gough) reserves a life estate for and during her life in the said property.
- 1956 Deed dated and recorded 4 February 1956 in Deed Book 189 page 402.  
Laura C. Gough  
to  
Virgil S. Garletts and wife Rosa C.  
\$10.00 and \$3,000 mortgage
- 1957 Deed dated and recorded 4 November 1957 in Deed Book 202 page 422.  
Virgil S. Garletts and wife Rosa C.  
to  
Paul J. Bloch and wife Antoine  
\$7,375.00

1971 Deed dated and recorded 15 December 1971 in Deed Book 332 page 216.  
 Paul J. Bloch and wife Antoine  
 to  
 Helen E. Barr and Robert H. Bloch  
 For \$47,000.00, which price included three other lots.

2. Date of erection: c. 1850
3. Architect: unknown
4. Alterations and additions: Eastern addition increased by one third original rectangular structure, making it a square. This addition included portico-in-antis which was enclosed after 1930. Original eastern wall shows evidence of attached stairway.

B. Sources of Information:

1. Bibliography:

Alexander, James. Early Charlottesville: Recollections of James Alexander, 1828-1874. ed Mary Rawlings. 1963 notes and revisions Velora Carver Thomson. Albemarle County Historical Society, 1963.

Scott, Mary Wingfield. Houses of Old Richmond. Richmond: The Valentine Museum, 1941.

Woods, Rev. Edgar. Albemarle County in Virginia. Bridgewater, Virginia: The Green Bookman, 1932.

2. Interviews:

Milton Grigg, architect, Charlottesville  
 Don Swofford, architectural historian, Charlottesville  
 Evalina MacGruder, historian, Charlottesville  
 Velora Thomson, historian, Charlottesville  
 George Barr, son of present owner, Charlottesville  
 Marty Romanak, agent of present owner, Charlottesville

PART II. ARCHITECTURAL INFORMATION

## A. General Statement:

1. Architectural character: A distinctive raised cottage displaying some evidence of Jeffersonian stylistic influence. The building is the only example of its type in Charlottesville and Central Virginia.

## 2. Condition of fabric: Poor

## B. Description of Exterior:

1. Overall dimensions: 26' 9 $\frac{1}{2}$ " by 27' 9 $\frac{1}{2}$ "

## 2. Foundations: Brick

## 3. Wall construction, finish, color: Brick, common bond.

## 4. Structural system, framing: Brick, load-bearing walls.

## 5. Porches: Dilapidated and deteriorated wooden porch and steps on east facade.

## 6. Chimneys: Central brick chimney; later concrete block chimney installed along east wall.

## 7. Openings:

## a. Doorways and doors: Main entrance on second floor, flush with east wall.

Ground level entrance on north side..

## b. Windows and shutters: All windows wooden, double-hung, sliding sash, six-over-six light frame. Originally, wooden, louvred shutters on at least upper floor- now missing.

## 8. Roof:

## a. Shape, covering: A low hipped roof, covered presently with asphalt shingles.

## b. Cornice: Plain boxed cornice with plain plaster frieze.

## C. Description of Interior:

## 1. Floor plans:

## a. Ground level: Two original rooms in back divided by chimney block. Northern entrance leads into front room running length of facade.

## b. Main floor: Eastern central entrance opens into large vestibule on either side of which lie two very small rooms. Two main rooms open off west wall of vestibule.

## 2. Stairways: Original eastern wall shows evidence of attached stairway. No interior stairway at present.



3. Flooring: On ground floor, narrow hard-wood flooring. On main floor, wide hard-wood flooring.
  4. Wall and ceiling finish: Painted plaster.
  5. Doorways and door: Paneled wooden doors have single architrave trim.
  6. Hardware: Nineteenth century box locks and concealed butt hinges.
  7. Fireplaces: All four main rooms originally heated with fireplaces. At present, ground level ones have been closed off. Fireplace opening framed by fluted pilasters, plain frieze, simple mantle shelf.
- D. Site:
1. General setting and orientation: The house faces east onto Cream Street. The remains of a herringbone brick walk lead from the street to the house.

PART III. PROJECT INFORMATION

- A. This project was undertaken by two fourth year undergraduate architectural historians, Peter Sandbeck and Louise Weller, and one second year undergraduate architectural historian, Sally Favrao.
- B. Course: Measured Drawing, Studies in Vernacular Architecture, School of Architecture, University of Virginia, Spring 1975.
- C. Professor: K. Edward Lay, Associate Professor of Architecture.
- D. This material donated to the Historic American Buildings Survey. It was not completed under HABS supervision, nor edited by HABS staff.